

## WARRANTY DEED

Know all Persons by these Presents,

38-211

That We, JAMES J. LANNON and ROSE M. LANNON

in consideration of One Dollar and other valuable consideration

004321

TRANSFER  
TAX  
PAID

paid by RICHARD J. ELIAS, JR.

whose mailing address is RR #1, Box 4465, Vassalboro, Maine 04989-4465

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RICHARD J. ELIAS, JR.

his heirs and assigns forever,

The land and premises, with buildings thereon, situated in City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at the southeasterly corner of land conveyed to Henry Thibeau or Thobeu by warranty deed dated May 28, 1924, and recorded in Kennebec Registry of Deeds, Book 616, Page 562; thence running westerly along the northerly line of Grove Street a distance of seventy-four (74) feet; thence in a northerly direction and at right angle a distance of Two Hundred eight and six tenths (208.6) feet to land nor or formerly of Mrs. Warren; thence in an easterly direction and along the southerly line of said Warren land a distance of One Hundred Thirty-eight (138) feet to land of the City of Waterville, called the Tomb Lot; thence in a southerly direction and along the westerly line of the City of Waterville a distance of Two Hundred Fourteen and five tenths (214.5) feet to the northerly line of Grove Street and the point of beginning.

Meaning and intending to convey the same premises conveyed to James J. Lannon and Rose M. Lannon by warranty deed of Burnell D. Bouchard and Sharon M. Bouchard dated September 10, 1982, and recorded in the Kennebec County Registry of Deeds in Book 2505, Page 174.

Also meaning and intending to be the same premises described in a Land Sales Installment Contract between James J. Lannon and Rose M. Lannon and Richard J. Elias, Jr., dated April 29, 1987, and recorded April 30, 1987, in Kennebec County Registry of Deeds, Book 3142, Page 288.

RETRAD  
TO  
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OF  
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38-211

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Richard J. Elias, Jr.

his heirs and assigns, to them and their use and behoof forever.

**And** we do warrant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,**

We, the said James J. Lannon

and Rose M. Lannon

~~XXXXXXXXXXXXXXXXXXXX~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 7th day of the month of March, A.D. 1991.

**Signed, Sealed and Delivered**

in presence of

*Mary S. Mathieu*  
*L. Roth*

*James J. Lannon*  
James J. Lannon  
*Rose M. Lannon*  
Rose M. Lannon

State of Maine, County of Kennebec

on:

March 7, 1991.

Then personally appeared the above named James J. Lannon and Rose M. Lannon

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Mary S. Mathieu*

SEAL

Notary Public  
~~XXXXXXXXXXXX~~

RECEIVED KENNEBEC SS.

1991 MAR -8 AM 9:00

ATTEST: *James J. Lannon*  
REGISTER OF DEEDS

Printed Name, Mary S. Mathieu  
My Commission Expires: 1/18/93